



TOWN OF EAST HAMPTON


300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

January 9, 2019

TO: Planning Board

FROM: Eric Schantz
Senior Planner 

RE: East Hampton PODs - Site Plan/Special Permit Modification
SCTM# 300-191-2-9

Last Review Date: Approved on August 8, 2018, modification reviewed November 6, 2019

Items and Date Received: Applicant submission; cover letter; re: (2) Two original and (9) nine copies of drawing (ID1.0- Proposed Industrial Warehouse Interior Drainage Capacity) prepared by Michael Lee Williams dated November 2019.

Background Information: Site plan approval was granted to construct a 43,757 sq. ft. warehouse building along with associated parking, access, outdoor storage, drainage, lighting and sanitary system. The warehouse would not be accessible to the public as would a “self-storage” facility and is proposed to store Portable On-Demand (POD) storage containers, which would be transported to and from the site.

The subject site is a 2.5 acre parcel located on Industrial Road that is owned by the Town of East Hampton. The parcel is located in the Suffolk County Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V.

Issues for Discussion:

Drainage

At the time of the last review, the Planning Board requested that the Natural Resources Department be contacted with regard to whether or not switching to conventional drainage control structures rather than keeping the originally-proposed bioswales would be preferable. Due to the sandy soil types and the fact that there is a large volume of run-off which may result in the need for a lot of maintenance to keep the bioswale functioning properly, the Natural Resources Department stated that they did not feel that the bioswales would provide much in the way of additional groundwater protection.

It should also be noted that three bioswales, including a large one in the southwest corner and narrow ones along the western and southern property line are still proposed to remain.

Clearing

The Board stated at the time of the last review that a re-vegetation plan should be submitted. No plan has been received.

Propane Tank

The temporary propane tank was originally proposed in the Industrial Road right-of-way. At the time of the last review the applicants agreed to relocate the tank to the eastern portion of the lot. The most recent submission does not illustrate the location of the tank.

Planning Board's Groundwater Protection Policy

The most recent submission includes only a new plan (Sheet ID1.0) which provides calculations demonstrating compliance with the Planning Board's Groundwater Protection Policy. There is no memorandum in the Planning Board file from a licensed engineer stating that these calculations are correct.

Revised Plans

As noted above, a full set of plans including all required site plan elements has not been submitted

Conclusion

In conclusion, the modification request is incomplete at this time.

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Planning Board Consensus

Are the proposed changes to drainage control acceptable?

Additional comments: _____

Should an engineer be contacted in order to determine compliance with the Planning Board's Groundwater Protection Policy?

Additional comments: _____

Should a full set of revised plans be submitted?

Additional comments: _____

Should a re-vegetation plan be submitted at this time?

Additional comments: _____

Additional Board Comments:

